

**SPECIAL COUNCIL MEETING
PUBLIC DISCUSSION
Rental Property Registration and Inspection
MARCH 22, 2023**

ROLL CALL: Sandy Flora, Spencer Kingery, Cody Nelson and Dave Weckerly were present. Mike Isley was absent.

Mayor Werling welcomed everyone to the discussion and informed all there would be a three minutes time limit for discussion and if time permitted each individual would have additional time to speak.

Everett Snoeberger: With over 30 years of experience in the rental business and dealing with the ordinance in West Lafayette, he prefers West Lafayette over the example provided for the City of Delphi. The ordinance for West Lafayette owners of income property is basic, fundamental codes.

Doyle Moore: Since 1986 Mr. Moore has owned and been involved in real estate. He feels the ordinance proposed is punishing everyone for a few. He also feels we are putting a liability on the city. Mr. Moore feels the good neighbor policy is the best way to handle this situation in our community.

Gayle Conner: Through research Ms. Conner found a small town in southern Indiana that ended up being involved in a lawsuit and their city lost. We must be careful not to target a group of people.

Chad Neubaum: Stated he feels this is an example of government overreach. Need to look at the 4th Amendment of the Constitution deeming what is allowed on personal property.

Doug Hines: Mr. Hines noted he had rental property here and in Logansport. He is familiar with policies and inspections. Lots of the time this can result in the sale of investment property or a significant raise in rents for the required repairs.

Darin Lehr: With over 33 years in the rental business, he finds most of the issues addressed in the ordinance could be handled through the Health Department or the Fire Department. After talking with his renters, he found they did not want to share their information and did not want someone walking through their residence. Doesn't understand why we are going through all of this for a few violators. Darin also noted the City of Lafayette does not have an ordinance with policies and inspections.

Krista Watson: Expressed her concern over the expense to the city and the taxpayers. Feels we are taxed a great deal at this time. Most owners have leases with their renters. Renters can call the owners or the health department. This is a small community.

Chad Neubaum: Doesn't understand why we are hiring more police and feels this ordinance is detrimental.

Rebecca Schoen: Has rented her former home for 8 years. It is an older home but they do their best to keep up on the property. With the city wanting fees and extra maintenance, will probably sell the property.

Jeff Schoen: The county has a health department and we have a fire department as well as a code enforcer. Do not see a need for more control. The city will loose taxes if we sell as we pay more in taxes than an owner/resident does. Another inspection and more fees are not the answer.

Erin Jubil: Ms. Jubil stated she grew up in this community in an older home. Her question is to all present, what happens if you are a renter and there are structure problems? What happens then? We have to keep in mind this is a historic city. It is our responsibility to keep it up but not micro manage.

Tim Stewart: Safety has to be the main concern and feels the basics are being taken care of. The good neighbor policy is the best answer.

Brian Garrison: Stated he was not an owner of rental property but has listened to all the input so far. We do have some bad landlords, maybe around 20%. It is helpful for the council members to hear you and make a determination of what to do in order to pull that bad landlord up to the same quality as a good one. We need positive input, not just your concerns and complaints.

Denny Myers: Instead of the city going to the work and expense, Mr. Myers feels the landlords could appoint a committee to take care of the violators. They could police their own.

Erin Jubil: She serves on the board for youth baseball and this is basically what they did and it worked.

Chad Neubaum: We need to maintain a free market. Invest in our community and people.

Katie Maish: 18 years of experience in rental business made the following notes

1. Must hire a qualified building inspector
2. Who Hires:
3. Proposed ordinance is not well written
4. Will this apply to mobile home parks, owner owns land and trailer owner by renter. How to handle this situation.
5. Likes the idea of the landlords forming a committee
6. Definitely feels singled out
7. Opposed to an ordinance

Christina Langsdorf: It is reasonable for basic rules for investors and homeowners as well. Perhaps there is a program or way the city can provide small loans to owners as well.

Krista Watson: Renters have a choice where they live. Personally knows a slum lord but also knows he works to bring Christianity to his renters.

Doyle Moore: The landlords are in the business and they should form a group to self-police all. Mr. Moore also noted he had not raised rent in 20 years.

Darin Lehr: Individuals with rental property pay a higher tax rate. Mr. Lehr believes all could be self-policed. Mr. Lehr took the time to drive around and found most of the blight homes are privately owned.

Everett Snoeberger: West Lafayette requires registration information with who lives in each rental. Specific requirements on how many can live in each rental unit. A self-policed group could make rules but can't enforce. Form an organization "Delphi Rental Association" and have rules to belong and to self-patrol.

Dale Seward: Ten years ago, there were lots of empty house that had become run down. Katrina Pearson and Darin Brown are two good examples of owners that have bought and fixed up properties. Too much control could drive the good ones out.

Chad Neubaum: Keep in mind the owners cost will trickle down to the renters.

Mayor Werling announced that one hour of open discussion had been held and thanked everyone for attending and participating.

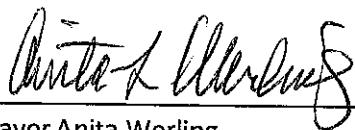
Spencer Kingery thanked everyone for all the input.

Cody Nelson stated there will not be a rapid decision but this evening's discussion opened the door.

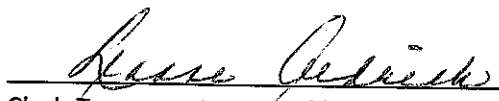
Sandy Flora thanked the landlords for sharing their views.

Dave Weckerly agreed it was good to hear from everyone. Renters are a different way to live. Thanked all for their participation.

Cody Nelson made the motion to adjourn. Second by Dave Weckerly. Motion adjourned at 7:38 PM.



Mayor Anita Werling


Clerk-Treasurer, Leanne Aldrich, Attest